



*Department of Resources and  
Economic Development*



**Hampton Beach Area Commission  
100 Winnacunnet Road  
Hampton, New Hampshire 03842**

**Monthly Meeting – September 27, 2012  
Hampton Police Station – 2<sup>nd</sup> Floor Training Room  
7 PM**

**MINUTES**

**In Attendance:**

John Nyhan, Chairman, Town of Hampton  
Fran McMahon- Rockingham Planning Commission  
Bob Preston- Hampton Chamber of Commerce  
Chuck Rage, Hampton Beach Village District  
Deputy Richard Sawyer, Citizen at Large  
Michael Housman, Operations Supervisor, DRED (Seacoast Parks/Recreation)

ABSENT: Bill Watson, Vice Chairman-NH Department of Transportation  
Rick Griffin, Town Selectmen  
Geannina Guzman-Scanlan--Hampton Beach Village District

**Other:** Laurie Olivier- Secretary  
James Steffen – Town Planner

1. Introduction of Commissioners

Mr. Nyhan introduced the members and stated that Mr. Watson has been excused for personal reasons and Mr. Griffin should be attending soon. A resignation was received from Geannina Guzman-Scanlan. Mr. Rage found a commissioner in her place until the end of October. He will then be our Commissioner starting in December if/when he is voted in. His name is Walter Kivlan.

Hampton Beach Village District – New Commissioner – Walter Kivlan

Mr. Rage stated that Mr. Kivlan will be a great addition to the Commission and has great community spirit. He lives at the Precinct.

2. Public Comment Session – related to agenda items
3. Review & approval of May Minutes

**NOT ADDRESSED.**

**Appointments –**

1. Chairman's invitation – Local candidates running for state public office – Commissioners will provide comments on HBAC role, the Hampton Beach Master Plan and our long and short term strategies along with a Q&A session

Mr. Nyhan indicated that he thought it would be a good idea to bring the candidates together to share with them the Commission's thoughts regarding the direction the Commission is heading. Mr. Nyhan asked for the Commissioners to give their comments. There will be no political discussion and no political debate. This is an informational session only.

Mr. Nyhan gave the background of HBAC. The HBAC was formed in June of 2003. He also gave staggered appointment information. Mr. Nyhan discussed the \$14.5 Million project and stated the Commission had a strong support team. He discussed a grant that was received and how Hampton was one of the few who were given this grant. A private and public parking study was discussed. It will be reviewed by the public and privately. Mr. Nyhan stated that there was ample parking throughout the summer, but that some people could not find the locations of where to park.

Keeping the architectural look at the Beach was discussed. This Commission is continuing to work with businesses that are developing. The new owner of the Casino is working with the Commission and he may attend a meeting soon. The HBAC was honored by the State for conducting the gala. Unfortunately, it was rained out. Most events took place during the summer months instead. Fundraising went very well with private and other personal, local and business donations. After expenses were paid, over \$20,000 was left over. It will be utilized for matching money or small projects or minor improvements to the State Park. This is the first year the Commission has had a budget.

Mr. Sawyer discussed public safety. He asked for the candidates to keep that in the back of their minds on how operationally they will benefit the Town. Discussing Hampton being a smaller Town was discussed. He asked that candidates call the Department for anything – large or small. Putting on events takes a lot of time, but Hampton is a popular venue to have events and the Town needs support.

Mr. Bob Preston said Mr. Housman at DRED did a great job this year. He stated lodging was up. He would like a percentage to come back to Hampton to help with

public safety. If Hampton makes more improvements to the Beach, the State will see more money coming in.

Mr. McMahon discussed the parking study. He thinks we do not do a good job with that. People don't know where to park. Crosswalks on Ocean Boulevard and managing pedestrians was discussed. Reconstructing Ocean Boulevard is a concern, and drainage and sidewalks need attention. It has been delayed too long. Mr. McMahon stated that development down the Beach is looking great and complimented the improved infrastructure.

Mr. Rage discussed the money from Hampton Beach. He wants everyone to work together to keep working with the Beach. We want to continue to have respect from State.

Mr. Housman preferred to not comment due to being a representative of the State.

Mr. Nyhan wants candidates, for the Commission's records, to give their names so we can record who is here tonight.

Tracy Emerick  
Bev Hollingworth  
Renny Cushing  
Ken Sheffert  
Sharleene Hurst  
Bill Duncan  
Chris Sununu  
Mike Edgar  
Elaine Ahearn  
Joe Korowski,  
Nancy Stiles  
Dick Desrosiers  
Chris Muns

Mr. Nyhan stated that Commissioner Bald is retiring. He discussed that three Commissions ( DRED, DOT and DES) are very important to this Commission.

Mr. Nyhan discussed the continuation of new development. State related programs were discussed and having the elected officials' involvement.

Meals and rooms tax was discussed and how important this is and how much money comes in being a tourist environment. Having some percentage of that 9 percent going to local communities around the State would be great. He would like representatives in Concord to be convinced that Hampton should benefit for rooms and meals and other communities that bring in a lot of revenue to the State.

Mr. Nyhan stated that Ocean Boulevard (including sidewalks) is a big issue. If this gets passed in November, he will be asking the candidates to help resolve the issue. We need Ocean Boulevard on the front page of the agenda with the State.

Applying for grants was discussed. This Commission is a volunteer group. He stated preparing 60-70 page applications is tricky for the volunteer Commission to do. We need individuals who have background or experience with this to help support in that area, i.e. private, State or Federal.

The capital budget was discussed and it was stated that \$14.5 Million came from that. Some of that money gets put toward the seawall. Mr. Nyhan asked the candidates to please encourage the people in Concord that the Commission is not going away and it will continue to advocate to receive additional support. It will be looking for ideas to obtain grant money.

Year-round beach visibility is being asked for. We would like State Officials to be here round month after month and to continue working with the Commission. Mr. Nyhan encouraged candidates to promote private and public partnerships.

Mr. Nyhan discussed three initiatives. The first is Transportation. He discussed the grant and potential costs.

The second is working with the business community.

The third initiative is jobs. Mr. Nyhan stated our community suffers every summer because of a lacking job system. We bring in foreigners and we have high school students with summer jobs. In late August, the Eastern Europeans are gone and students are back to school. Businesses are closing due to lack of employees. How can they stay open longer was asked. Keeping employment at the beach is the answer. If businesses have employees, they can stay open. He asked for ways to keep businesses open.

Mr. Nyhan reiterated having the officials and Town work together. He wants to work as a team.

Mr. Emerick discussed funds from Rooms & Meals tax coming back to the Town. He asked if it comes back in as cash or capital improvements. Mr. Nyhan said whether it's a piece of legislation, or with a formula – he is open to ideas. Mr. Emerick asked if the check would go to the Town or to the Precinct. Mr. Nyhan stated probably to the Town for capital improvements.

Mr. Cushing discussed a welcoming center. Mr. Nyhan said it's an area we need to push. If we had \$2.8 Million extra, we could have done that. Possibly a governor would put it into his/her budget. It could be a capital budget project. Mr. Cushing asked about hiring a grant writer with the \$20,000. Mr. Cushing also discussed scenic by-ways and if the Commission was involved. Mr. Nyhan does not know. Mr. Cushing then asked about Route 1A being federally noted as a scenic by-way. Mr. Nyhan said it's a good

idea. Mr. Cushing said the Town should work with Portsmouth. He then asked about free Wi-Fi. Mr. Rage worked with CSI out of Manchester and the pricing was high. The Town and State would have to work together.

Mr. Desrosiers asked about the new owner of the Casino making any changes. Mr. Nyhan said he is trying to get a meeting with him. He is going to push to find out what is in store for the Casino block. The owner owns most of the block north of the Casino (except McDonalds).

Ms. Stiles asked Mr. Sawyer about technology of having access to parking lots. The application (per Mr. Sawyer) gives the ability to send out public safety messages. Applications can be downloaded. Mr. Sawyer said the Town has to let people know we have this capability. Variable message boards can be used for the new application. Mr. Schaaque was in favor of this. Parking could be added to that. Mr. Sawyer asked about how the Police Department would get the word out on how many parking spaces are available. We have Town, Precinct, private and public lots. Ms. Stiles asked about identifying parking lots. Mr. Sawyer said it can be added to the App. Police and Fire can put information out there.

Mr. Muns asked about incentives to spur redevelopment of the west side of Ocean Boulevard. Mr. Nyhan stated the agenda is established. That is the #1 agenda item. He wants to know how the Commission can help the new owner.

Mr. Edgar asked the Commission about evacuation notices and emergency management.

Letter writing capability was discussed and it was asked about the Ways and Means Committee or Finance to get the ball rolling. Mr. Sheffert asked this question. Mr. Nyhan said a HB or Senate bill may be the way. Adding a piece of legislation was discussed. After it's a Bill, then letter writing and testifying would happen.

Sharlene Hurst asked about a jobs program. She wants Mr. Nyhan to work with her and discuss this more with her. Mr. Nyhan said he's not understanding why there's not a program or initiative program to get people to work those jobs.

Mr. Desrosiers was contacted regarding installing a 4-G cell tower. Installing on Brown Ave was discussed. He will be at the Energy Committee meeting next Thursday night. Using the Police Station as a host was discussed. Meetings are all recorded.

Mr. Emerick discussed the capital budget. He asked for a list of items to have from Mr. Nyhan. Mr. Nyhan said \$8-\$10 Million. The seawall and Ocean Boulevard are big items. The bridge will be looked at as well. The DOT has figures for Ocean Boulevard, but the numbers are old.

Mr. Muns asked about the M&R tax. He asked for an updated economic analysis and asked if one was done. Mr. Nyhan wants Dr. Lawrence Goss to attend a meeting to

discuss the economic study. Mr. Nyhan discussed revenues from the State Park. Having legislation give the Town the first amount of dollars from money collected by DRED and have that money stay here for operational purposes was discussed.

Mr. Sawyer discussed base population and grants. Dealing with tourist does not get recognized by State at the level it should. The drain on municipal services was discussed. Mr. Rage said our R&M tax is already very high. Mr. Sawyer wants to find a way to get money back to the community.

Ms. Hollingworth said there is legislation for adding a tax onto local businesses. It needs to be discussed with the community.

Interaction with a UNH Management program was asked about. UNH has a great hospitality program. SST also and Great Bay Community College would be good to check out. SNHU could be included in that as well.

#### Chairman's Report

##### 1. Federal Highway Grant – Transportation Study – next steps

Mr. Nyhan discussed the letter from Mr. Watson and meeting in August. He stated a \$300,000 grant was given from Federal Highway. Implementing the project was discussed. HBAC can run it on our own. The HBAC could hire a project manager, but the project manager would have to be trained and certified to use the Federal funds. All federal requirements and project reporting would be handled also. The second option is that the Federal Highway could allow the NHDOT to administer it on the Commission's behalf. A Memorandum of Agreement would be entered into regarding the duties of both parties, but they would administer the project. They are familiar with Federal requirements and have the expertise. All of this should be worked out within the next two or three months. Early 2013 is the year when it will all be beginning.

Mr. Nyhan said if we don't go with Option #2, we need to find a financial supporter.

**MOTION** by Mr. Preston to go with Option #2. Mr. Watson is vital to this project. He brings the community together.

**SECOND** by Mr. McMahon. He said administratively it makes no sense for the Commission to do this. He asked about the DOT operating in a tunnel sometimes. Many projects look the same. We need to make sure there's a wider scope and non-traditional details get noticed. Mr. Rage asked about the money and it was stated that it is all for studies.

Mr. Nyhan wants the transportation information to be added into the Agreement from the Master Plan.

**VOTE: 6 – 0 – 0**

**MOTION PASSED.**

## 2. Update – Commissioners - appointments/reappointments

Mr. Nyhan stated that come November, there will be two Commissioner seats available. One seat is Mr. Nyhan's seat. He sent a letter to the Chairman of the Board of Selectmen indicating that his term is ending at the end of October. He would like it to be posted ASAP so that Hampton residents can apply for the three-year seat. October 20<sup>th</sup> is the deadline date to make the appointment.

The second appointment is for the Commissioner-At-Large. Beginning this evening and through October 20<sup>th</sup>, the Commission will be accepting candidates to sit on a one-year term as Commissioner-At-Large. There are no special requirements. Planning of Beach Commission activities is a part of this position. At the October meeting, the Commission will vote on both seats.

## 3. HBAC Financial Report & approval of expenses

Mr. Nyhan stated the Commission now has money. One invoice that slipped through was from a sand sculpturer. The invoice was never turned in or paid. It is for \$2,000. The sculpture donated 50 percent of the cost.

**MOTION** by Mr. Rage to send the invoice to DRED for payment.

**SECOND** by Mr. Preston.

**VOTE: 6 – 0 - 0**

**MOTION PASSED.**

Mr. Nyhan got the P&L from the gala. Unofficially, the Commission has \$23,926.00 minus the 2,000 just authorized. Ben Moore was treasurer and the P&L has been passed on to him. He will compare records with DRED. By October, we will have an exact P&L statement.

Another invoice received was from Mr. Schwotzer, Town Treasurer, for secretarial services for Laurie Olivier. In 2012, we were in the hole by \$19.00. We will owe the Town \$469+ not including tonight. Mr. Nyhan asked the Commission to vote on carrying Ms. Olivier's expenses from now through the end of December. It is \$122/month.

**MOTION** by Mr. Preston to approve Ms. Olivier's fees through December of this year.

**SECOND** by Mr. Rage.

**VOTE: 6 – 0 – 0**

**MOTION PASSED.**

On October 3<sup>rd</sup> at the seashell, the NH Executive Council will be meeting. They will be at the stage at 10:00 a.m. The Governor will be present. HBAC was one of nine entities to get an award. They selected four and the HBAC is one of the four. HBVD is also a recipient of the award. Commissioners should be there for that if possible.

## Old Businesses

### 1. Discussion – warrant articles – commercial zoning – commercial zoning.

Mr. McMahon said the deadline is January, 2013. The Commission should begin thinking of warrant articles now. The Board endorsing articles carries more weight. Mr. Nyhan asked Mr. McMahon to work on potential Warrant Articles. November is the starting point. Mr. Steffen said there is a meeting next Wednesday and that Zoning work will be discussed. Mr. Nyhan stated the Commission should get its thoughts together by the HBAC October meeting.

2. Other old business

New Business

1. DRED & HBAC Open Meeting – October 1, 2012 – public comments on the Hampton State Park 2012 operational plan

Mr. Housman stated that on Monday, the State Parks will come down to get feedback from the community. They will be recapping 2012 and how everything went. New ideas and issues will be discussed also. The meeting is at the Seashell conference room, at 4:00 p.m. and it should end about 6:00. It's important for community to come to this meeting.

2. Discussion: goals & objectives for the next nine months

Mr. Nyhan discussed transportation being a priority as well as business relations with the business community. Getting Sal to come to the meetings for a sit down was discussed. The HBAC wants to work with him and understand his plans. Job problem at the Beach needs to be dealt with also, as mentioned above.

3. Other new business

Adjourn

**MOTION** by Mr. McMahon to adjourn.

**SECOND** by Mr. Rage.

**VOTE: 6 – 0 – 0**

**MOTION PASSED.**

Meeting adjourned at 8:35 p.m.

Laurie Olivier  
Secretary